

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

42 WALDORF AVENUE POINT COOK VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$749,000

&

\$779,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

116 AMBASSADOR CRESCENT POINT COOK VIC 3030	\$790,000	26-May-26
17 LEROY CRESCENT POINT COOK VIC 3030	\$815,000	23-Jun-26
13 LIVERPOOL STREET POINT COOK VIC 3030	\$780,000	06-May-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 June 2026



**116 AMBASSADOR CRESCENT
POINT COOK VIC 3030**

 4  2  2

Sold Price **\$790,000** Sold Date **26-May-26**

Distance **0.57km**

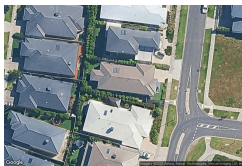


**17 LEROY CRESCENT POINT COOK
VIC 3030**

 5  2  2

Sold Price ^{RS} **\$815,000** Sold Date **23-Jun-26**

Distance **1.47km**



**13 LIVERPOOL STREET POINT
COOK VIC 3030**

 3  -  -

Sold Price **\$780,000** Sold Date **06-May-26**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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